



HR ESTATE AGENTS

2 Bedrooms

House - End Terrace

Price Guide

£220,000

Located in

Coventry





Humber Road

Coventry | CV3 1NZ



Welcome to this charming and exceptionally well-maintained two-bedroom terraced home situated in the heart of Stoke, offering a perfect blend of comfort, convenience, and modern living.

As you arrive, you're greeted by a private driveway providing off-road parking – a fantastic feature in this popular residential area. Step inside to find a bright and inviting living space, tastefully decorated and ready for immediate occupation. The property has been beautifully cared for throughout, creating a warm and homely feel.

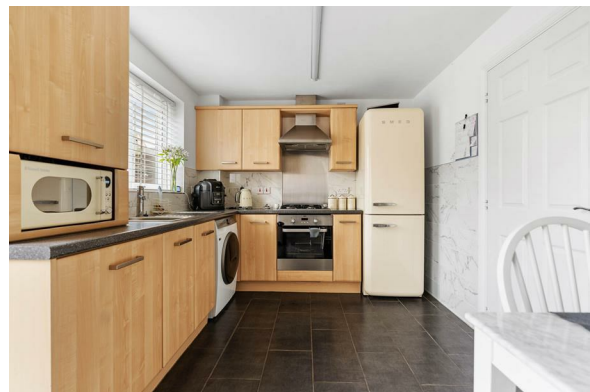
The modern kitchen offers ample storage and workspace, ideal for both everyday living and entertaining guests. Upstairs, there are two well-proportioned bedrooms, along with a neat and contemporary bathroom.

To the rear, you'll discover a good-sized private garden, perfect for relaxing, entertaining, or enjoying outdoor activities.

Located close to local amenities, schools, and transport links, this home is ideal for first-time buyers, small families, or investors seeking a move-in-ready property in a sought-after area.

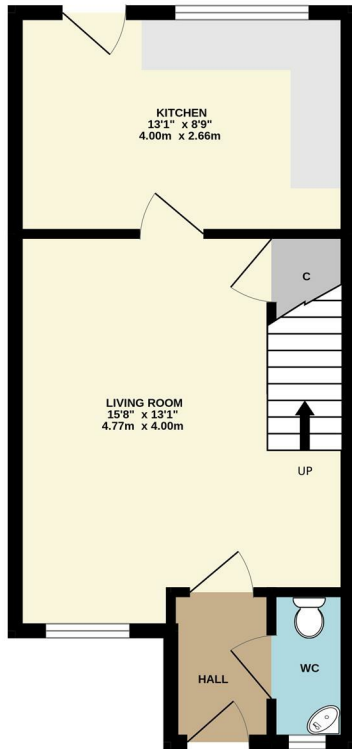
Humber Road

£220,000 Freehold

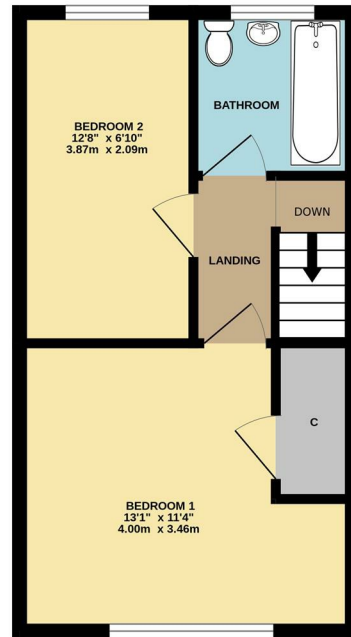


- 2 Bedrooms
- Driveway
- Perfect First Time Home
- Very Well Maintained
- Garden
- Investment Opportunity

GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band B

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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